

2508 N ONTARIO ST

Burbank, CA 91504

Industrial / Flex Property
FOR SALE



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PROPERTY OVERVIEW

Prime industrial/flex opportunity in Burbank. This freestanding building at 2508 N Ontario St offers approximately 7,229 SF of versatile space. Zoned M-2 for light industrial use. Features include bow truss ceilings, fully air conditioned, loading access through double doors, and ample street parking. Excellent location near I-5 and Burbank Airport, minutes from the Media District. Currently leased, providing stable income with potential for future value appreciation. Ideal for users seeking a foothold in Burbank's thriving industrial/flex market.

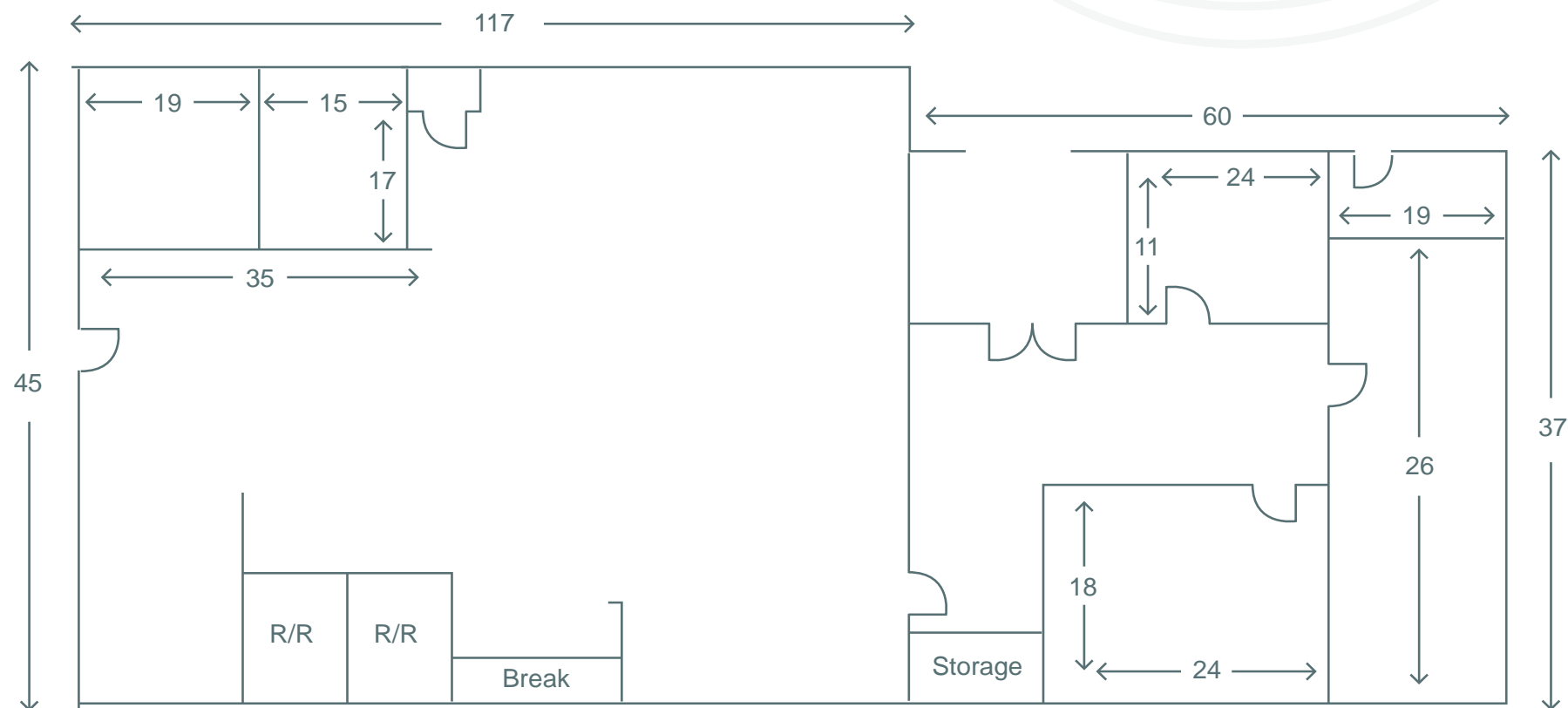


PROPERTY SUMMARY

	Sales Price \$3,500,000.00		Building Size 7,229 SF		Office Space 2,300 SF/ 6 Offices		Restrooms 2		Warehouse Space 4,929 SF
	Lot Size 0.24 AC		Parking Spaces 6		Zoning M-2		Price/SF \$484.16		APN 2466-012-003

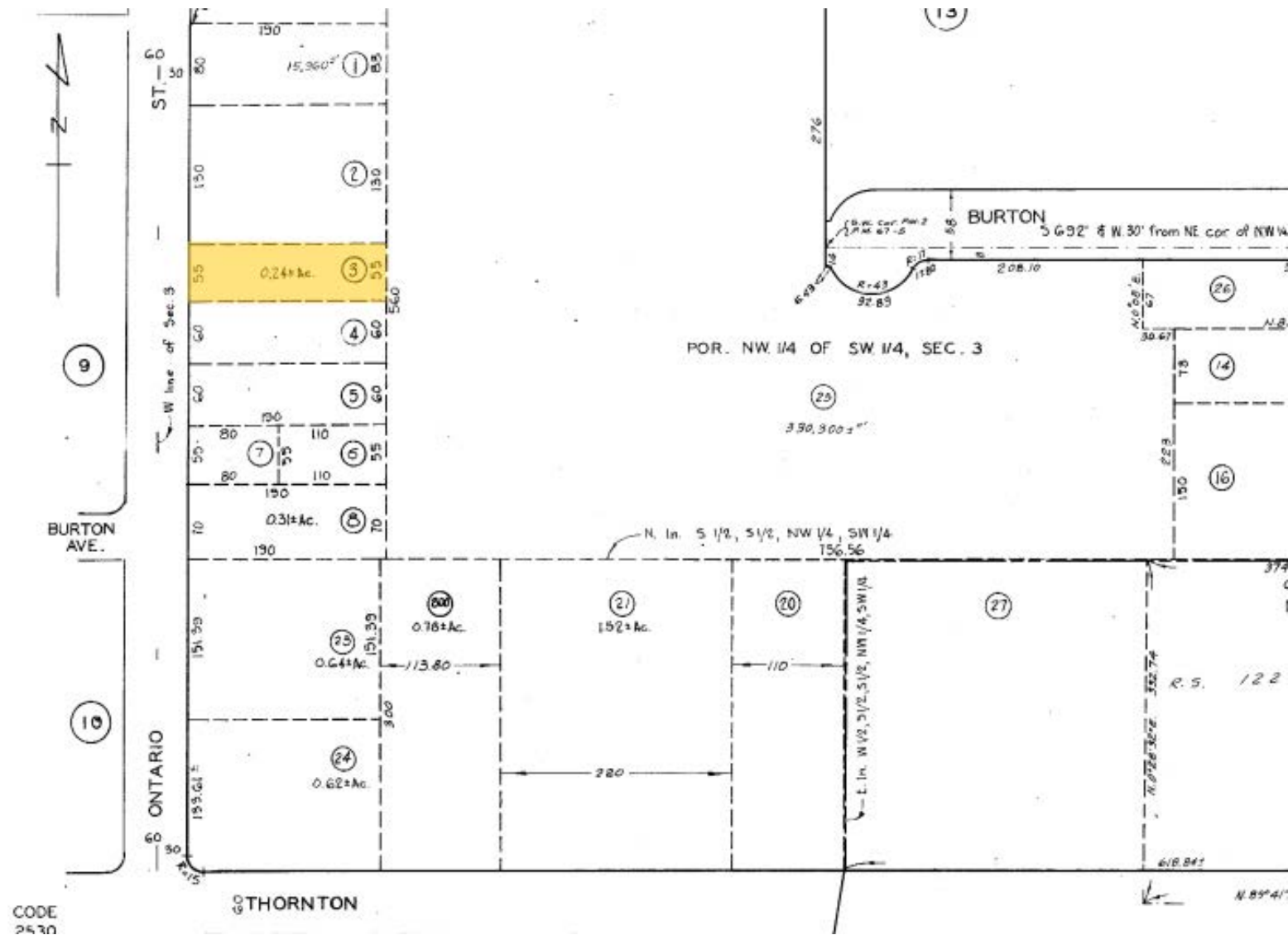


FLOOR PLAN



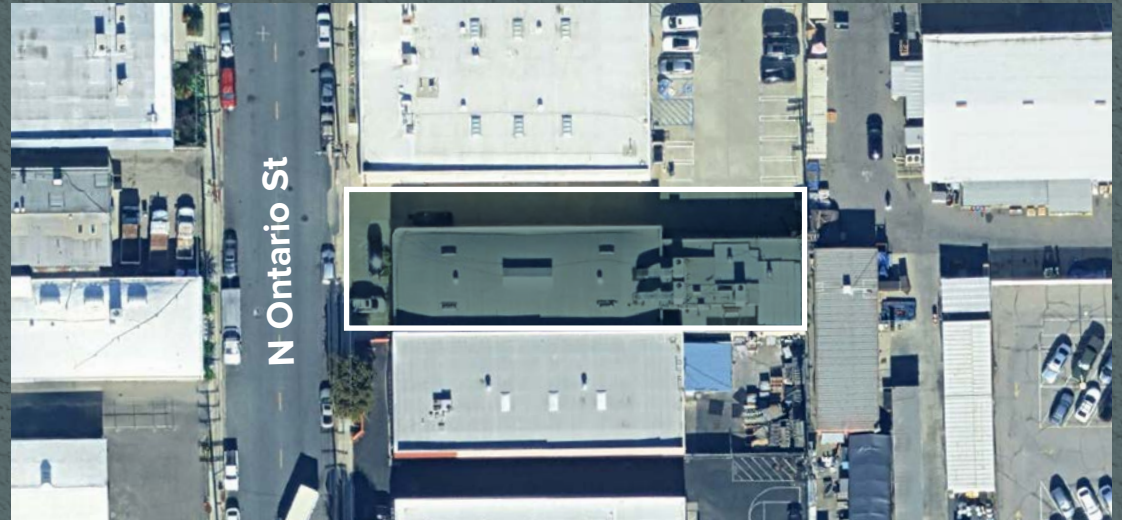
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LOCATION MAP





Demographics (2024)	2 Mile	5 Miles	10 Miles
Population	82,275	452,567	1,944,881
Households	27,824	172,345	747,335
Average HH Income	\$105,383	\$103,206	\$105,794
Median Age	40.3	39.8	39.4

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